

FOR SALE

BY PRIVATE TREATY

8 Monalea Park
Firhouse
Dublin 24



Three Bedroom Semi Detached
c.94.3sq.m. /1,015sq.ft



Price: €350,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom semi detached family home tucked away on Monalea Park, Firhouse. This exclusive and mature development is located at the foothill of the Dublin Mountains and ideally positioned just off the Firhouse Road. It is within arm's reach of a wide array of local amenities including Firhouse Shopping Centre, leisure facilities and both Primary & Secondary Schools. On a transport note it is well serviced by the 49 & 75 bus routes to Dublin's City Centre and the M50 Motorway is merely 3 minutes by car.

Living accommodation of c. 1,015 sq ft comprises of entrance hallway with storm porch, lounge, kitchen, dining room, three bedrooms and main family bathroom. No. 8 truly offers substantial room sizes throughout and boasts great potential to be transformed into a magnificent family home. Early viewing is highly advised; Call RayCooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,015 sq ft
- Front storm porch
- Alarmed
- Clean condition throughout
- Oil fired central heating
- Three generous bedrooms
- Not overlooked to rear
- Block built shed
- Peaceful cul de sac setting
- Only minutes drive from M50 Motorway
- Local shops and schools within walking distance
- Early viewing highly advised!



ACCOMMODATION

HALLWAY

10'1" x 7'8" (3.1m x 2.4m)

Entered through storm porch, carpet to hallway and stairs and landing, access to lounge and kitchen.

LOUNGE

14'1" x 11'4" (4.3m x 3.5m)

Venian blinds, carpet to floor, feature brick fireplace, double doors to dining room.

DINING ROOM

11'4" x 10'4" (3.5m x 3.2m)

Carpet to floor, venetian blinds, access to kitchen.

KITCHEN

13'4" x 8'2" (4.1m x 2.5m)

Lino to floor and tiled to splashback, fitted kitchen with worktop space, sliding door to rear.

BEDROOM 1

12'1" x 9'1" (3.7m x 2.8m)

Double bedroom to the rear of the property, carpet to floor, built in wardrobes and venetian blind.

BEDROOM 2

9'5" x 8'8" (2.9m x 2.7m)

Generous single bedroom to the front of the property, carpet to floor, built in wardrobes and venetian blinds.

BEDROOM 3

12'7" x 12'1" (3.9m x 3.7m)

Double bedroom to the front of the property, carpet to floor, built in wardrobes and venetian blinds.

BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Fully tiled bathroom suite fitted with w.c, whb and bath with mira shower.

OUTSIDE FRONT

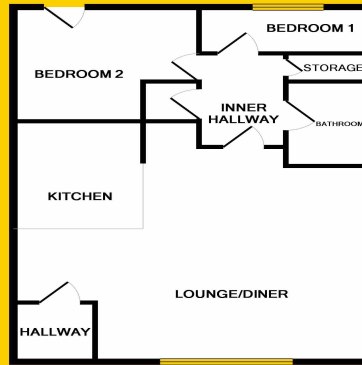
Peaceful cul de sac, concrete driveway with side lawn garden.

OUTSIDE REAR

Generous rear garden, walled to sides and rear, mainly in lawn with block built shed, not overlooked.



FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix 102016

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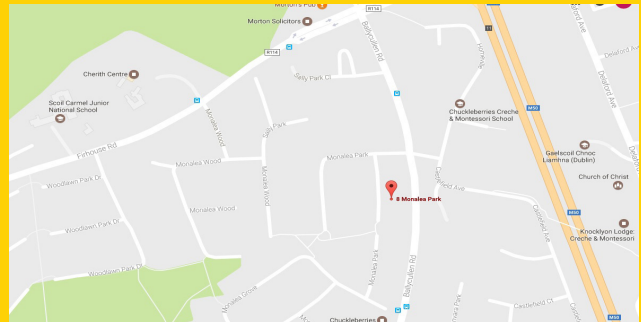
DIRECTIONS

If travelling M50 Southbound take exit 12 for "Firhouse/Knocklyon". At the top of the slip road turn right at the traffic lights. Proceed ahead and at the next major traffic light junction turn right onto Ballycullen Road. Proceed ahead and take the third left turn and immediate left again onto Monalea Park. No. 8 can be found on the left hand side.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke
Financial Services Ltd

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